

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

AT 3:11 PM  
APR 11 2016  
AMY FINK  
County Clerk, Cour  
By Angelina

**DEED OF TRUST INFORMATION:**

**Date:** 06/27/2007  
**Grantor(s):** ALFREDO FERNANDEZ AND LIZZETTE FERNANDEZ, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$159,960.00  
**Recording Information:** Instrument 2007-00231440  
**Property County:** Angelina  
**Property:**

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE REFERRED TO 2.000 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 8.51 ACRE TRACT WHICH WAS CONVEYED FROM CASEY L. YEARY TO JASON HEITH GARCIA, ET AL, BY DEED DATED MAY 3, 2005 AND RECORDED IN VOLUME 2184, ON PAGE 11 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, LOCATED ON THE WEST RIGHT OF WAY LINE OF STATE FARM TO MARKET ROAD NO. 58, A 1/2" IRON ROD FOUND FOR CORNER FROM WHICH ANOTHER 1/2" IRON ROD FOUND BEARS S 09 DEGREES 56' 14" E 309.58 FEET AND A UTILITY POLE BEARS N 55 DEGREES 18' E 1.42 FEET;

THENCE N 89 DEGREES 26' 09" W WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 2.000 ACRE TRACT, COMMON WITH THE NORTH BOUNDARY LINE OF SAID 8.51 ACRE TRACT, 566.98 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID 2.000 ACRE TRACT, BEING ALSO THE SOUTH-SOUTHEAST CORNER OF THE RESIDUAL PORTION OF THAT CERTAIN 9.00 ACRE TRACT WHICH WAS CONVEYED FROM JOHN R. WINSTON, JR., TO HECTOR HOMERO CHAVEZ, ET AL, BY DEED DATED OCTOBER 12, 1996 AND RECORDED IN VOLUME 1126, ON PAGE 619 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, FROM WHICH ANOTHER 1/2" IRON ROD FOUND BEARS N 89 DEGREES 26' 09" W 679.81 FEET;

THENCE N 09 DEGREES 53' 30" W WITH THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO 2.000 ACRE TRACT, 156.25 FEET TO THE NORTHWEST CORNER THEREOF, A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 89 DEGREES 25' 51" E WITH THE NORTH BOUNDARY LINE OF THE ABOVE REFERRED TO 2.000 ACRE TRACT, 566.94 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER THEREOF, LOCATED ON THE WEST RIGHT OF WAY LINE OF SAID STATE FARM TO MARKET ROAD NO. 58, BEING THE EAST-SOUTHEAST CORNER OF THE RESIDUAL PORTION OF SAID 9.00 ACRE TRACT, FROM WHICH ANOTHER 1/2" IRON ROD FOUND BEARS N 09 DEGREES 54' 35" W 156.07 FEET;

THENCE S 09 DEGREES 54' 35" E WITH SAID RIGHT OF WAY LINE, 156.21 FEET TO THE PLACE OF BEGINNING CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 9628 FM 58, LUFKIN, TX 75901

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

**Mortgage Servicer:** Seterus, Inc.

**Current Beneficiary:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

**Mortgage Servicer Address:** 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of May, 2016

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

**Substitute Trustee(s):** Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the

indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.